



3, The Row  
Machelney, TA10 0DL

George James PROPERTIES  
EST. 2014



# 3, The Row

Muchelney, TA10 0DL

Guide Price - £225,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

The Row is an attractive terraced former farm workers cottage believed to date from the middle of the 18th century. Constructed of Blue Lias natural stone elevations with some hamstone window frames, lintels and detailing. The cottage has accommodation comprising sitting room with wood burning stove, kitchen/breakfast room, utility and ground floor shower room with WC. To the first floor there are two bedrooms and bathroom. Outside the large gardens to the rear extend to approximately 185ft.

## Situation and Amenities

Situated in the centre of this small historic hamlet. Muchelney is situated approximately 2 miles south of Langport with its Benedictine Abbey, the Priest's House owned by the National Trust, supported by English Heritage, and 15th Century Church. The village was recorded as Micelenie in the Domesday book meaning 'the increasingly great island'. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

## Services

Mains water and electricity are connected, Private drainage. Council tax band B. Central heating to radiators via an electric boiler.

## Sitting Room 15' 1" x 12' 1" (4.61m x 3.69m)

Heavy timber entrance door leads to the sitting room with window to the front, radiator and stone fireplace housing a wood burning stove. Large beamed recess.

## Kitchen/Breakfast Room 14' 10" x 8' 8" (4.52m x 2.64m)

With window to rear, range of modern base and wall mounted kitchen units with work surfaces, single drainer sink unit with mixer tap, space for cooker with extractor hood over, radiator and stairs to the first floor.

## Utility Room 7' 11" x 4' 10" (2.41m x 1.48m)





With window to the side and door to the garden. Plumbing for washing machine and space for fridge freezer. Radiator.

#### Shower Room/WC

With window to the rear, low level WC, wash hand basin and shower cubicle with mains shower. Electric wall heater.

#### Landing

**Bedroom 1** 15' 1" x 12' 1" (4.61m x 3.69m)

With window to the front, radiator and door to bathroom.

**Bedroom 2** 8' 7" x 5' 6" (2.62m x 1.67m)

With window to the rear, radiator and door to bathroom.

#### Bathroom

With window to the rear, bathroom suite comprising low level WC, wash hand basin and panelled bath. Radiator, ladder towel rail and built in airing cupboard with hot water tank.

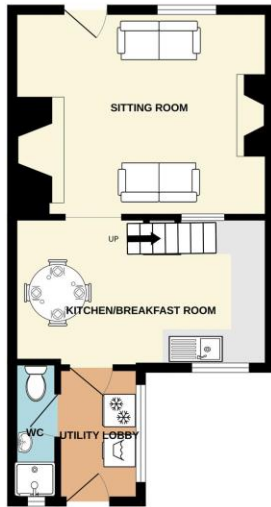
#### Outside

On road parking to the front. To the rear the garden measures approximately 185ft in length and is laid to lawn with shrub borders.





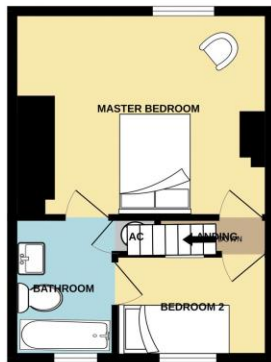
GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		GO
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	50	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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